



CITY OF BOSTON • MASSACHUSETTS
DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT
MARTIN J. WALSH, MAYOR

RECEIVED
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2016 SEP -9 P 1:52
BOSTON, MA

September 14, 2016

Katherine P. Craven, Chair
Lawrence D. Mammoli, Commissioner
Dion S. Irish, Commissioner

Location:
Public Facilities Commission
26 Court Street, 11th Floor, Conf. Rm. 11A
Boston, MA 02108

Meeting Time: 9:30 a.m.

Dear Commissioners:

I recommend that the following votes, attached hereto and referred to as the Department of Neighborhood Development agenda, be approved by the Commission at its September 14, 2016 meeting:

- | | | |
|--|---|---|
| VOTE 1
Bernard
Mayo | CONVEYANCE TO WALDWIN DEVELOPMENT GROUP LLC: Vacant land located at Washington Street, Archer Terrace, 1, 3, 5 and 7 Bonell Terrace and a lot on Bonell Terrace, Roxbury, Massachusetts. | Purchase Price
\$420,000 |
| | Ward: 09
Parcel Numbers: 03168000, 03169000, 03171000
03172000, 03173000, 03174000 and 03175000
Square Feet: 14,037
Use: Mixed Use
Estimated Total Development Cost: \$5,286,263
Assessed Value Fiscal Year 2015: \$98,100
Appraised Value December 13, 2013: \$420,000
DND Program: REMS Land Disposition
RFP Issuance Date: 01/20/2015 | |
| VOTE 2
Chris
Rooney | CONVEYANCE TO CASTLE ROCK PROPERTIES, INC.: Vacant land located at 58 Hiawatha Road, Unnumbered Adjacent Lot to 58 Hiawatha Road, 48 Mattapan Street, 56 Mattapan Street, 53 Fottler Road and 698 Walk Hill Street, Mattapan, Massachusetts. | Purchase Price
\$600 |



Ward: 18
 Parcel Numbers: 03113000, 03114000, 03145000,
 03143000, 03108000
 Ward: 14
 Parcel Number: 05190000
 Square Feet: 29,273 (total)
 Use: New Construction Housing
 Estimated Total Development Cost: \$2,571,647
 Assessed Value Fiscal Year 2015: \$521,000 (total)
 Appraised Value February 23, 2016: \$375,000 (total)
 DND Program: Neighborhood Housing
 RFP Issuance Date: 11/02/2015

VOTE 3
Chris
Rooney

CONVEYANCE TO PIATT ASSOCIATES, INC.: Land with building thereon located at 719 Washington Street, Dorchester, Massachusetts.

Purchase Price
\$150,000

Ward: 17
 Parcel Number: 01741000
 Square Feet: 8,558
 DND Program: REMS – Building Sales
 Use: Mixed Use
 Estimated Total Development Cost: \$2,177,813
 Assessed Value Fiscal Year 2015: \$143,600
 Appraised Value December 13, 2013: \$255,000
 RFP Issuance Date: 03/23/2015

VOTE 4
Chris
Rooney

TENTATIVE DEVELOPER DESIGNATION AND INTENT TO SELL TO HABITAT FOR HUMANITY GREATER BOSTON, INC.: Vacant land located at 9 Balina Place and 175-177 Norfolk Street, Dorchester, Massachusetts.

Purchase Price
\$56,100

Ward: 17
 Parcel Numbers: 01612000 and 01611000
 Square Feet: 7,473 (total)
 DND Program: REMS – Land Disposition
 Use: New Construction - Housing
 Estimated Total Development Cost: \$1,145,300
 Assessed Value Fiscal Year 2016: \$56,100
 Appraised Value December 13, 2013: \$125,0000
 RFP Issuance Date: 05/11/2016

VOTE 5
Reay
Pannesi

TENTATIVE DEVELOPER DESIGNATION AND INTENT TO SELL TO CODMAN SQUARE NEIGHBORHOOD DEVELOPMENT CORPORATION: Vacant land located at 328, 330-334, 376, 378, 380, 382 and 384 Blue Hill Avenue, Dorchester, Massachusetts.

Purchase Price
\$700

Ward: 14
 Parcel Numbers: 00284000, 00285000, 00507000,
 00506000, 00505000, 00504000, 00503000
 Square Feet: 22,848 (total)
 DND Program: REMS – Land Disposition
 Use: Mixed Use
 Estimated Total Development Cost: \$15,956,376
 Assessed Value Fiscal Year 2015: \$204,300 (total)
 Appraised Value January 19, 2015: \$380,000 (total)
 RFP Issuance Date: 02/11/2015

VOTE 6
Robert
Jones

CONVEYANCE TO NICOYA PARTNERS, LLC: Vacant land located at 19 Dumas Street, 23 Dumas Street, 37 Jacob Street and 58 Mascot Street, Dorchester, Massachusetts.

Purchase
Price
\$5,125

Ward: 14
 Parcel Numbers: 03564000, 03565000, 03727000 and
 03743000
 Square Feet: 21,165 (total)
 Use: New Construction-Housing
 Estimated Total Development Cost: \$1,954,925
 Assessed Value Fiscal Year 2015: \$274,400 (total)
 Appraised Value February 3, 2016: \$405,000
 DND Program: Neighborhood Housing
 RFP Issuance Date: 08/27/2015

VOTE 7
Robert
Jones

AMENDMENT TO THE VOTE OF OCTOBER 1, 2014 TO EXTEND THE TENTATIVE DESIGNATION AND INTENT TO SELL PERIOD FROM 12 TO 24 MONTHS TO CODMAN SQUARE NEIGHBORHOOD DEVELOPMENT CORPORATION: Vacant land located at 10 and 22 Bowdoin Street, Dorchester, Massachusetts.

Time
Extension

- 1) TD – 10/01/14 through 10/01/15 = 12 months
- 2) TD for an additional 12 months 10/01/15 through 10/01/16 = 24 months
- 3) TD for an additional 12 months 10/1/16 through 10/01/16 = 36 months

TD total time is 36 months

Ward: 14
 Parcel Numbers: 01419000 and 01418000
 Square Feet: 25,642 (total)
 Use: Mixed Use
 Estimated Total Development Cost: \$13,297,953 (total)
 Assessed Value Fiscal Year 2014: \$232,400 (total)
 Appraised Value March 28, 2014: \$770,000 (total)
 DND Program: Neighborhood Housing

RFP Issuance Date: 06/02/2014

VOTE 8	TENTATIVE DEVELOPER DESIGNATION AND INTENT TO SELL TO	Purchase
John	OXBOW URBAN, LLC: Vacant land located at 12 Roxton Street, 141 Glenway	Price
Feuerbach	Street and 166-168 Glenway Street, Roxbury, Massachusetts.	\$300

Ward: 14

Parcel Numbers: 02602000, 02642000, 02605000

Square Feet: 15,860 (total)

Use: First –Time Homebuyer Program

Estimated Total Development Cost: \$1,753,602 (total)

Assessed Value Fiscal Year 2016: \$255,700 (total)

Appraised Value April 2016: \$345,000 (total)

DND Program: Neighborhood Housing

RFP Issuance Date: 06/22/2016

**DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT
AGENDA
PUBLIC FACILITIES COMMISSION**

September 14, 2016

VOTE 1: That having duly advertised its intent to sell to Waldwin Development Group LLC, a Massachusetts limited liability corporation located at 15 Allerton Street, Roxbury, MA 02119, the land located at:

<u>ADDRESS</u>	<u>WARD</u>	<u>PARCEL</u>	<u>SQUARE FEET</u>
Washington Street	09	03168000	4,089
Archer Terrace	09	03169000	3,951
1 Bonell Terrace	09	03171000	1,142
3 Bonell Terrace	09	03172000	1,149
5 Bonell Terrace	09	03173000	1,152
7 Bonell Terrace	09	03174000	1,172
Bonell Terrace	09	03175000	1,382

in the Roxbury District of the City of Boston containing approximately 14,037 square feet of land, for two consecutive weeks (July 25, 2016 and August 1, 2016) in accordance with the provisions of St. 1909, c.486, § 31B (as appearing in St. 1966, c.642, § 12), the Public Facilities Commission, pursuant to its vote of August 5, 2015 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Waldwin Development Group LLC; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Waldwin Development Group LLC in consideration of FOUR HUNDRED TWENTY THOUSAND DOLLARS (\$420,000).

VOTE 2: That having duly advertised its intent to sell to Castle Rock Properties, Inc., a Massachusetts corporation located at 77 Pond Avenue, No. 1508, Brookline, MA 02445, the land located at:

<u>ADDRESS</u>	<u>WARD</u>	<u>PARCEL</u>	<u>SQUARE FEET</u>
58 Hiawatha Road	18	03113000	4,037
Unnumbered Adjacent Lot to 58 Hiawatha Road	18	03114000	4,053
48 Mattapan Street	18	03145000	5,000
56 Mattapan Street	18	03143000	5,000
53 Fottler Road	18	03108000	5,083
698 Walk Hill Street	14	05190000	6,100

in the Mattapan District of the City of Boston containing approximately 29,273 square feet of land, for two consecutive weeks (April 4, 2016 and April 11, 2016) in accordance with the provisions of St. 1909, c.486, § 31B (as appearing in St. 1966, c.642, § 12), the Public Facilities Commission, pursuant to its vote of March 16, 2016 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Castle Rock Properties, Inc.; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Castle Rock Properties, Inc. in consideration of SIX HUNDRED DOLLARS (\$600).

VOTE 3: That having duly advertised its intent to sell to Piatt Associates, Inc., a Massachusetts corporation located at 34 Century Lane, Milton, MA 02186, the land with building thereon located at 719 Washington Street (Ward 17, Parcel Number 01741000) in the Dorchester District of the City of Boston, containing approximately 8,558 square feet of land, for two consecutive weeks (December 21, 2015 and December 28, 2015) in accordance with the provisions of St. 1909, c.486, § 31B (as appearing in St. 1966, c.642, § 12), the Public Facilities Commission, pursuant to its vote of October 8, 2015 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Piatt Associates, Inc.; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Piatt Associates, Inc. in consideration of ONE HUNDRED FIFTY THOUSAND DOLLARS (\$150,000).

VOTE 4: That Habitat for Humanity Greater Boston, Inc., a Massachusetts corporation with an address of 240 Commercial Street, Boston, MA 02109 to be tentatively designated as developer of the vacant land located at 9 Balina Place and 175-177 Norfolk Street (Ward 17, Parcel Numbers 01612000 and 01611000) in the Dorchester District of the City of Boston, containing approximately 7,473 square feet of land, for the period of 12 months from the date of the vote subject to such terms, conditions and restrictions as the Director deems appropriate for proper redevelopment of this parcel; and

FURTHER VOTED: Subject to the approval of the Mayor under St. 1909, c.486, § 31B (as appearing in St. 1966, c.642, § 12) that it is the intent of this Commission to sell the aforementioned property to Habitat for Humanity Greater Boston, Inc.;

AND, FURTHER, VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above described property in accordance with the provisions of Chapter 642 of the Acts of 1966 and the applicable statutory terms of M.G.L. c.30B, section 16.

VOTE 5: That Codman Square Neighborhood Development Corporation, a Massachusetts corporation with an address of 587 Washington Street, Dorchester, MA 02124 to be tentatively designated as developer of the vacant land located at:

<u>ADDRESS</u>	<u>WARD</u>	<u>PARCEL</u>	<u>SQUARE FEET</u>
328 Blue Hill Avenue	14	00284000	9,702
330-334 Blue Hill Avenue	14	00285000	1,671
376 Blue Hill Avenue	14	00507000	2,295
378 Blue Hill Avenue	14	00506000	2,295
380 Blue Hill Avenue	14	00505000	2,295
382 Blue Hill Avenue	14	00504000	2,295
384 Blue Hill Avenue	14	00503000	2,295

in the Dorchester District of the City of Boston, containing approximately 22,848 total square feet of land, for the period of 12 months from the date of the vote subject to such terms, conditions and restrictions as the Director deems appropriate for proper redevelopment of this parcel; and

FURTHER VOTED: Subject to the approval of the Mayor under St. 1909, c.486, § 31B (as appearing in St. 1966, c.642, § 12) that it is the intent of this Commission to sell the aforementioned property to Codman Square Neighborhood Development Corporation;

AND, FURTHER, VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above described property in accordance with the provisions of Chapter 642 of the Acts of 1966 and the applicable statutory terms of M.G.L. c.30B, section 16.

VOTE 6: That having duly advertised its intent to sell to Nicoya Partners, LLC; a Massachusetts limited liability company located at 1582 Dorchester Avenue, Dorchester, MA 02122, the vacant land located at:

<u>ADDRESS</u>	<u>WARD</u>	<u>PARCEL</u>	<u>SQUARE FEET</u>
19 Dumas Street	14	03564000	5,132
23 Dumas Street	14	03565000	5,415
37 Jacob Street	14	03727000	6,505
58 Mascot Street	14	03743000	4,113

in the Dorchester District of the City of Boston containing approximately 21,165 total square feet of land, for two consecutive weeks (February 1, 2016 and February 8, 2016) in accordance with the provisions of St. 1909, c.486, § 31B (as appearing in St. 1966, c.642, § 12), the Public Facilities Commission, pursuant to its vote of November 19, 2015 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Nicoya Partners, LLC; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Nicoya Partners, LLC in consideration of FIVE THOUSAND ONE HUNDRED TWENTY FIVE DOLLARS (\$5,125).

VOTE 7: That the vote of this Commission at its meeting on October 1, 2014, and, thereafter amended on October 21, 2015 regarding the tentative designation and intent to sell the vacant land located at 10 and 22 Bowdoin Street (Ward 14, Parcel Numbers 01419000 and 01418000) in the Dorchester District of the City of Boston containing approximately 25,642 total square feet to Codman Square Neighborhood Development Corporation;

be, and the latter vote hereby is, amended as follows:

By deleting the figure and word: “24 months” and substituting in place thereof the following figure and word: “36 months” wherever such may appear.

VOTE 8: That Oxbow Urban, LLC, a Massachusetts limited liability company with an address of 75 Arlington Street, Suite 500, Boston, MA 02116, be tentatively designated as developer of the vacant land located at:

<u>ADDRESS</u>	<u>WARD</u>	<u>PARCEL</u>	<u>SQUARE FEET</u>
12 Roxton Street	14	02602000	5,000
141 Glenway Street	14	02642000	5,360
166-168 Glenway Street	14	02605000	5,500

the Dorchester District of the City of Boston, containing approximately 15,860 total square feet of land, for the period of 12 months from the date of the vote subject to such terms, conditions and restrictions as the Director deems appropriate for proper redevelopment of this parcel; and

FURTHER VOTED: Subject to the approval of the Mayor under St. 1909, c.486, § 31B (as appearing in St. 1966, c.642, § 12) that it is the intent of this Commission to sell the aforementioned property to Oxbow Urban, LLC;

AND, FURTHER, VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above described property in accordance with the provisions of Chapter 642 of the Acts of 1966 and the applicable statutory terms of M.G.L. c.30B, section 16.

Weston & Sampson Engineers, Inc. was awarded this contract in response to a publicly advertised request for qualifications in the City Record and Boston Globe on March 21, 2016, and the Central Register on March 23, 2016

In response to the advertisement, one (1) firm submitted a statement of qualification (SOQ) for this project. The SOQ was rated pursuant to the existing Public Facilities Department designer selection standards, as specified in the RFQ package. The result of the rating for this project is:

<u>Firm</u>	<u>Numerical Rating</u>
Weston & Sampson Engineers, Inc.	4

In consideration of the technical and professional nature of the services required, the qualifications and expertise of the designer, and the selection process used, it is my view that further public advertising would serve no useful purpose.

This contract award letter is submitted late due to the delayed return of completed contract documents by the designer.

Respectfully,

Patricia M. Lyons
Director

PML/cmd